

CONTACT INFORMATION

GARNETT BROWN

City of Atlanta

Bureau of Planning

(404) 330-6724

gbrown@atlantaga.gov

HARRY STRATE or

KALANOS JOHNSON

Project Manager

Wilbur Smith Associates

(770) 936-8650

hstrate@wilbursmith.com

kvjohnson@wilbursmith.com

MIGNON ALLEN

Public Involvement

Dovetail Consulting

(404) 223-1660

mallen@dovetailconsulting.net

HERMAN HOWARD

Land Use/Urban Design

Turner Associates

(404) 681-3214

hhoward@turner-oh.com

Martin Luther King, Jr. Drive Corridor Transportation Study



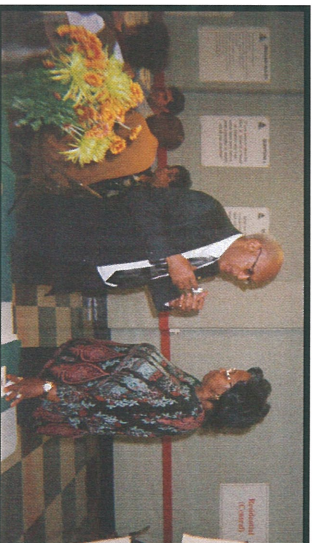
Public Meeting Summary

October 21, 2004

MLK, Jr. Drive Study Kick-Off

On Thursday, October 21, 2004, over 65 concerned citizens, business owners, elected officials, neighborhood and local government representatives met at the Adamsville Recreation Center to kick-off the Martin Luther King, Jr. Drive Transportation Corridor Study. The meeting marked the beginning of a process to:

- Develop scenarios to improve transportation, land use, zoning and economic development along the MLK, Jr. Drive corridor, from Northside Drive to Fulton Industrial Blvd.;
- Preserve and enhance residential and commercial areas, and
- Recommend a full range of multi-modal transportation options.



Garnett Brown with the City of Atlanta Bureau of Planning welcomed participants and introduced Harry Strate of Wilbur Smith Associates who delivered a brief presentation. Highlights of the presentation included visions for transportation, land use and urban design that emphasize multimodal systems, mixed use development, regional coordination, improving aesthetics and developing a gateway into the corridor.

Following the presentation, participants were asked to join one of three breakout groups that represented different segments along the corridor: Group 1) Atlanta University Center/East, Group 2) Residential/Central and Group 3) Mixed Use/West. Each group reviewed detailed maps and displays and offered comments on the strengths of MLK, Jr. Drive and the critical transportation, land use, economic development and housing needs and problems that need to be addressed along each segment. After both good features and problem areas were identified, a spokesperson from each group summarized the top findings. The top strengths and top issues/needs from all three groups appear in the tables below. The major discussion points from each group, along with comments from a General Corridor Overview table, are listed on pages 2-5.

TOP STRENGTHS

Access to MARTA

Convenience to I-20, I-285

Historical Aspects

Older, Stable Residents

Market Base (Buying Power of Atlanta
University Center Students and
Faculty)

Opportunities / Potential

TOP ISSUES/NEEDS

Maintenance and City Services

Drugs / Crime / Public Safety

Parking and Traffic (Cruising)

Blight

Need Better Retail

Land Use (Must Reconcile Scale and
Density of Traditional Low Rise
Development with New Standards)

General Corridor Overview Area

COMMENTS/QUESTIONS

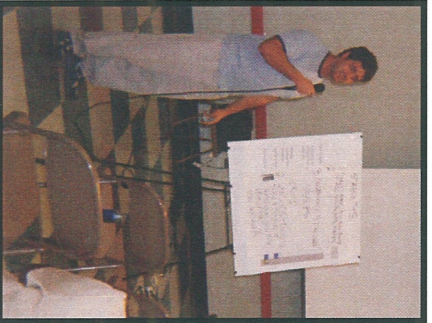
ISSUES/NEEDS

1. Most visitors to this area are property owners. Many of them own property that they have inherited from the death of other family members and may or may not live in the corridor now.
2. We are property owners; please send correspondence to us and not just top our tenants.
3. They are concerned about what the recommended changes from the study will mean for their properties. There was a lot of concern about comprehensive rezoning and if it will mean that they will no longer be able to rent their properties to small businesses owners. "We are the small Mom and Pop stores, isn't there a place for us? We provide shopping for the area when others will not do business in this community".
4. We need to preserve the historic legacy of the area (like Dr. King ate here, Dr. King, Jesse Jackson, Andrew Young, Ralph Abernathy marched here, etc); make it a focal point for redevelopment. Capitalize upon it and use it as a draw for visitors. We could have a tour of historic southwest Atlanta and its role in the development of Atlanta. Look into providing property owners with assistance to redevelop/improve their properties as a part of this concept. Encourage redevelopment that would support this idea like restaurants, a historic gift shop.
5. Please look into the trail behind Frank L. Stanton School (was a waste of public money). No one uses it, it is not secure and not in a good location. It is hard to get too. If you are proposing trails again make sure they make sense and are accessible and secure. People won't use it if it is not. There are a lot more important things that this community needs other than trails that won't be used.
6. Use the Morris Brown and Northside Drive entry to the area as a gateway. Make it a focal point and give it an identity with signage and other elements like maybe a shuttle (like MIT and it surrounding community in Boston).
7. We need to make sure there is good, safe ingress and egress to the area
8. The Cascade area fought Wal-Mart and did not want it on their area, but this community needs the Wal-Mart's of the world. We should look into talking to Wal-Mart and asking them to locate someplace else in the community
9. MARTA stations should be a focal point for more dense development including nice affordable housing. A good job was done at Hamilton E. Holmes.
10. Improvements in this community are starting west and moving east. Investors are buying properties because of the convenient, close location of the area. We should be working with the developers to have input to the type of stuff they develop. We need something like what was done for the Camp Creek area.
11. The area schools need to be improved; academic achievement is low. Both Washington and Turner are losing students. If they schools are good people will want to move to this area.
12. The flooding in the area needs to be addressed. It floods because of the lack of adequate storm sewers. The area (Washington high School south - Beckwith, Parson, Palmetto) flooded last year and most of the people got no help from the city because they were renters and not owners. If you fix and invest in the infrastructure this will also draw new resident sand investors to the area. Perhaps we could fix the problem by creating a system of parks/open space that would serve as storm water detention basins.
13. I noticed that NPU I listed support of the Cascade Nature Preserve as one of their goals. This is ridiculous. It is only open 9to 5 Monday through Friday, it is not open on the weekends and most of the time it is not open at all. This was somebody's idea of a good thing for the community that just did not work out. What's the purpose for it? People don't use it because it is not secure. It is not a welcoming place people are afraid to use it. What good is it?

Group 1: Atlanta University Center/East (Northside Drive to Lowery Blvd.)

STRENGTHS

1. Atlanta University Center (AUC) and surrounding communities...premier place to live, work and learn
2. Historical aspects
3. Accessibility to downtown Atlanta
4. Convenient access to interstates I-20 and I-285
5. Cultural and educational resources
6. Churches
7. Stable communities
8. Public Schools – Booker T. Washington High School, Carter Elementary (5th grade gifted program)
9. Culture (e.g. CAU music programs and radio station)
10. Parks and Greenspace
11. Library
12. Mass transit stations
13. Bedroom community for AUC Professors
14. Housing for African-American intellectuals
15. Historic Tourism (e.g., Herndon Home)
16. Topography
17. Pedestrian-scale/walkable communities and neighborhoods
18. Pedestrian access to commercial district
19. Washington Park Natatorium
20. Market base /buying power of AUC students and faculty
21. Athletic facilities



ISSUES/NEEDS

1. Traffic calming / Speeding
2. Urban design for commercial developments
3. Economic Development (i.e. generate jobs, upgrade small businesses capabilities to provide goods and services,)
4. Land Use (reconcile scale and density of traditional low rise and mid-rise development with new standards that encourage higher density and mixed use)
5. Attract new businesses
6. Establish planning standards to guide character of business district
7. More parking to serve existing businesses
8. Unsafe conditions for residences
9. Abundance of abandoned/dilapidated houses
10. Disinvestment in corridor
11. Lack of pedestrian connectivity to Georgia Dome, downtown Atlanta, and neighborhoods
12. More sidewalks
13. Pedestrian safety and unsafe conditions for driveways
14. Lack of lodging for visitors
15. Crime and loitering discourage pedestrian traffic
16. Land use/rezoning (of commercial use buildings within walking distance of community) to special event facilities (i.e. Georgia Dome)
17. Current urban design does not promote safety/security

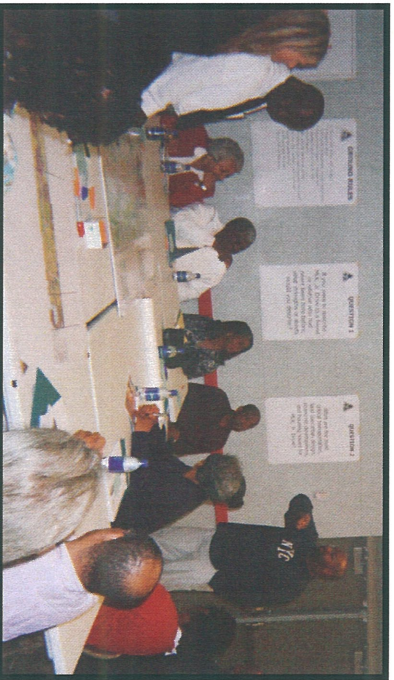


Group 2: Residential/Central (Lowery Blvd. to I-20)



STRENGTHS

1. Homes
2. Historic potential
3. Trees
4. Sidewalks
5. Interstate access
6. Downtown access
7. Sporting event access
8. Public transit access
9. Potential for growth
10. Potential for multi-family development
11. Home ownership vs. renters



ISSUES/NEEDS

1. Area has deteriorated, has been left behind while other areas are being developed
2. Garbage, street litter
3. Problems have not been addressed
4. Lack of sidewalks on both sides of street
5. Need better care for parks and trees
6. Parking — people park on grass at events, need additional parking at parks/recreational areas
7. Lack of upkeep of houses
8. Cruising / traffic congestion
9. Lack of neighborhood associations
10. Transient neighbors
11. Safety, especially at night due to lack of lighting
12. Quality of retail—no variety of eating places, grocery stores
13. Lack of railroad trestle signs causes truck accidents
14. Drugs, crime
15. Lack of and quality of City services and maintenance
16. Lack of real planning — only strip developments
17. Quality of life
18. Abandoned property
19. Need wider streets
20. Speeding
21. Need more storm drains
22. Need more attractive housing

Group 3: Mixed Use/West (I-20 to Fulton Industrial Blvd.)

STRENGTHS



1. Historical aspects
2. Older, stable residents
3. Active, close knit community
4. Mixed income
5. Main thoroughfare
6. Beautification efforts (triangle area)
7. Diverse community
8. Mom & Pop stores



ISSUES/NEEDS

1. Not pedestrian friendly
2. Need designation of gateway / landmark
3. Blight
4. Need to preserve legacy of Dr. King
5. Landscaping/Beautification
6. No quality grocery stores
7. Too many liquor stores
8. Need better retail outlets
9. Transportation
10. Public Safety
11. Mom & Pop stores
12. Environmental Justice (low income, minority, disabled and elderly) issues



WHAT'S NEXT?

The MLK, Jr. Drive Corridor study team is processing the comments received during the public meeting and will be analyzing data and developing improvement scenarios that address the issues and needs identified. Please do not hesitate to pass this information along to your friends and neighbors.

Anyone can become a part of the process by contacting (404) 330-6724 or by emailing mlk_comments@dovetailconsulting.net